

RNTPC Paper No. A/NE-TKLN/23A
For Consideration by the
Rural and New Town Planning
Committee on 6.3.2020

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TKLN/23

(For 2nd Deferment)

- Applicant** : Bliss Achieve Limited represented by Man Chi Consultants and Construction Limited
- Site** : Lots 35 RP, 36, 42 RP, 43, 44, 45 RP, 59 RP and 64 S.B RP in D.D. 80, Lin Ma Hang Road, Pak Fu Shan, New Territories
- Site Area** : About 5,147 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2
- Zoning** : “Recreation” (“REC”)
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Parent-Child Play Area), Eating Place, Shop and Services with Ancillary Car Park for a Period of 5 Years

1. Background

- 1.1 The applicant seeks planning permission to use the application site for proposed temporary place of recreation, sports or culture (parent-child play area), eating place, shop and services with ancillary car park for a period of five years (**Plan A-1**).
- 1.2 On 1.11.2019, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of further information (FI) to address the departmental comments. On 27.12.2019 and 16.1.2020, the applicant submitted FI including response-to-comment table, revised layout plan, revised traffic impact assessment and drainage impact assessment to address the comments of the Transport Department (TD) and Drainage Services Department (DSD). The application is scheduled for consideration by the Committee on 6.3.2020.

2. Request for Deferment

On 18.2.2020, a letter to the Secretary of the Board was received from the applicant's representative requesting the Board to defer making a decision on the application for two months in order to allow time to prepare FI to address the comments from TD and DSD (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant to allow time to address the departmental comments. Since the last deferment on 1.11.2019, the applicant submitted FI on 27.12.2019 and 16.1.2020 to address the comments from TD and DSD. Nevertheless, the applicant needs more time to prepare FI to address the further comments from TD and DSD.
- 3.2 Planning Department has no objection to the request for deferment as the justifications for deferment meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to address the departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.3 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission from the applicant. If the FI submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter received on 18.2.2020 from the applicant's representative
Location Plan